Davidson County DEEDWARR
Recvd: 06/21/05 14:16 2 pg
Fees:13.00 Taxes:388.50

20050621-0071196

WARRANTY DEED

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $105,000.00.

Affiant

Subscribed and sworn to before me, this the 15th day of June, 2005.

Notary Public

My commission expires: 5/20/06

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

ALL-STAR TITLE
120 DONELSON PIKE
SUITE 201
NASHVILLE, TN 37214
PH 615 883 5883
FAX 615 883 7543

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan
120 Donelson Pike Suite 201, Nashville, TN 37214

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jonathan Tate	**SAME**	**042-07-0-A-134.00 CO**
1317 Pilgrim Drive		
Madison, TN 37115		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Roger D. Roe and wife, Barbara E. Roe

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jonathan Tate , married

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lo No. 435 on the Subdivision Plan of Heritage Square, Phase Four, of record in Plat Book 6250, page 178, Register's Office of Davidson County of Tennessee, to which plat reference is being made for a more complete legal description.

Being the same property conveyed to Roger D Roe and wife, Barbara E Roe, by Deed from E Roe, dated 09/16/2000, of record in Instrument No. 200010060099619, Register's Office for Davidson County, TN.

This is improved (X____) Unimproved (____) property, known as **1317 Pilgrim Drive, Madison, TN 37115**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this **15th** day of **June, 2005.**

Roger D. Roe
Roger D. Roe

Barbara E. Roe
Barbara E. Roe

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Roger D. Roe and wife, Barbara E. Roe,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **15th** day of **June, 2005.**

Notary Public

My Commission Expires: 5/20/06

NOTARY PUBLIC AT LARGE